



## MEMORANDUM

**Date:** October 15, 2010  
**To:** Lewis County Community Development  
**From:** BHC Consultants: Roger Wagoner, Greg Waddell, Talia Henze  
**Subject:** 2010 Proposed Development Code Amendments

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Two documents have been drafted to provide a basis for discussion of recommended changes to Titles 16 and 17 of the Lewis County Code. These are preliminary discussion drafts and are intended for staff and planning commission review and comment.

**Chapter 17.20 LCC Urban Growth Areas - County** currently includes development regulations for industrial land banks, major industrial developments, and fully contained communities which are based on the state GMA. Provisions for approval of master planned resorts have been repealed. The working draft reorganizes this chapter and adds additional provisions to address the implementing code for the Industrial Park at Transalta and for the proposed Economic Development District zone that is intended to implement the proposed new South County Urban Growth Areas.

- The chapter has been broken into 5 new chapters labeled 17.20A – 17.20E. This is intended to create a clearer distinction between the types of UGAs allowed in the county outside of those associated with the cities.
- Each new chapter includes a purpose statement; UGA designation criteria; listing of permitted uses; development standards (where applicable); and a description of the approval process.
- In the case of the current adopted UGAs, the existing code language has been used to the extent possible in 17.20 and 17.20D.
- New language for *Master Planned Industrial Surface Coal Mine UGAs* (IPAT) has been drafted by the applicant as part of the package for designation (17.20B).
- New language for *Economic Development UGAs* has been drafted to provide a framework for implementing them as recommended in the Draft South Lewis County Subarea Plan, but is also intended to be general enough to be used for designate others based on future subarea planning with similar objectives (17.20C).
- The EDUGA chapter includes a new zone: Economic Development District (EDD). In this zone, current uses allowed under existing RDD zoning would continue to be allowed, subject to limitations on expansion or redevelopment. Current onsite water supply and sanitary sewer treatment would be allowed as long as health standards are met. New large-scale economic development within the EDD would be in the form of master planned “sectors” approved through the binding site plan process. The specific mixes of uses, development intensities, and necessary mitigation measures would be negotiated through the site plan approval process. These developments would require urban-level utilities.



- New language has been drafted for *Master Planned Resorts* based on the GMA (17.20E).

**Chapter 16.15 LCC – Commercial Binding Site Plans** currently provides an approach to the permitting of large-scale projects involving non-residential planned developments. The working draft includes recommended changes to the current language – primarily to the approval process – and new recommendations for approval of binding site plans for sector developments in the new EDUGA. The format of this proposal follows the current code organization. The table includes the current language in the left-hand column, proposed language in the middle column, and the rationale for the changes in the right-hand column.

We will continue to refine these drafts and expect to work with staff and the planning commission to address their concerns.